

# Updated 2022 Development Approval

(Effective September 1, 2022)

## Schedule 2.3: Zoning By-Law Amendment - Mixed Use - GFA 100,000 m<sup>2</sup> or Less

**Step 1 - Base Fee**

Enter Base Fee amount of \$45,258.21 (base fee waived with concurrent subdivision application) \$  201

**Step 2.3 - Mixed Use** - Complete either Section A or Section B below if your proposed development is mixed use (residential and non-residential uses) and has a combined total GFA of 100,000 m<sup>2</sup> or less.

For applications that contain both residential and non-residential uses, the additional per m<sup>2</sup> rate is applied based on Primary and Secondary use. For applications that propose both residential and non-residential, the use with the greater GFA shall be deemed the Primary use and charged at that particular use rate. The Primary use will only apply to residential or non-residential. The use with the lesser GFA determines the Secondary use. Secondary use will always be charged at the Mixed Use rate.

### A. Complete the following if the primary use is residential and the secondary use is non-residential.

**Primary Use = Residential**

Enter the Residential GFA	m <sup>2</sup>	less 500m <sup>2</sup>		208
Rate per m <sup>2</sup>			\$ 8.19	209
Multiply line 208 by the rate on line 209 (If negative, enter 0)				210

**Secondary Use = Non-Residential**

Enter the Non-Residential GFA	m <sup>2</sup>	less 500m <sup>2</sup>		211
If line 208 is negative, enter the amount on 212. Otherwise, enter 0				212
Add line 211 and line 212				213
Rate per m <sup>2</sup>			\$ 4.31	214
Multiply line 213 by the rate on line 214 (if negative, enter 0)				215
Add line 210 and line 215			This is your m <sup>2</sup> fee ▶	\$ <input style="width: 80px;" type="text"/> 216

### B. Complete the following if the primary use is non-residential and the secondary use is residential.

**Primary Use = Non-Residential**

Enter the Non-Residential GFA	m <sup>2</sup>	less 500m <sup>2</sup>		217
Rate per m <sup>2</sup>			\$ 6.78	218
Multiply line 217 by the rate on line 218 (If negative, enter 0)				219

**Secondary Use = Residential**

Enter the Residential GFA	m <sup>2</sup>	less 500m <sup>2</sup>		220
If line 217 is negative, enter the amount on 221. Otherwise, enter 0				221
Add line 220 and line 221				222
Rate per m <sup>2</sup>			\$ 4.31	223
Multiply line 222 by the rate on line 223 (If negative, enter 0)				224
Add line 219 and line 224			This is your m <sup>2</sup> fee ▶	\$ <input style="width: 80px;" type="text"/> 225

**Total**

Add lines 201 and 216 **OR** add lines 201 and 225 as applicable ▶ \$  227

**Enter the amount on line 227 plus any other applicable fees on page 5 of the application form.**